

# Stafford Perkins

CHARTERED SURVEYORS

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## Unit 5 Brookfield Industrial Estate Leacon Road, Ashford TN23 4TU



**5,700 sq.ft. Trade Counter Warehouse**

### **INVESTMENT FOR SALE**

- Less than 1.5 miles to M20 Junction 9
- B1, B2, B8 Consent
- Good Parking
- Income £77,250 p.a.

**Offers sought in region of £1,100,000 + VAT.**

**STAFFORD PERKINS**

Tel: 01233 613900 [www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

## LOCATION

Brookfield Industrial Estate is situated on the west side of Ashford within 1.5 miles of junction 9 of the M20. It lies on Leacon Road which itself is off Brookfield Road, behind the Matalan store (A28) and adjoins Fairwood Industrial Park.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 75,000 inhabitants and is set to grow substantially in the next 20 years. The town is centrally located within the county, benefitting from a fine communications network via the A20/M20 and five mainline railways. Ashford International Passenger station can give direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

## DESCRIPTION

Unit 5 forms part of a six-unit terrace of steel portal frame construction with part blockwork, part insulated, metal clad elevations under a new pitched roof incorporating roof lights. The eaves height is approximately 7.8m (25ft 6ins) rising to 11.2m (39ft 9ins) at the ridge, and there is a new full height roller-shutter style door with access to a tarmac hardstanding area to the front of the unit for loading and parking, along with a recently installed trade counter style door.

## ACCOMMODATION

Workshop      5,700 sq.ft. (approx)

## SERVICES

Mains water, drainage and a 3-phase electrical supply are connected to the premises.

## BUSINESS RATES

Currently Business Rates are assessed in conjunction with the adjoining unit to the rear and the rateable value will therefore need to be split, will probably be circa £43,250

The uniform business rate multiplier for the year 2025/26 is 49.9p.

## TENURE

The premises have just been let, effective 20<sup>th</sup> May 2025 on a new 15-year FRI lease granted outside the Landlord and Tenant Act 1954 at an initial rent of £77,250 per annum subject to five yearly rent reviews and five yearly break clauses. The tenant, Kentec Training Limited (06691047) have been trading since September 2008. They offer Health and Safety training and are specialists at working at height, operating out of multiple sites across Kent.

## PRICE

Offers are being sought in the region of £1,100,000 plus VAT for the freehold interest of the premises, subject to the existing lease.

## LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of (Band D).

Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>

## VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900

## ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all parties.